134.0	0001	0013.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 733,000 / 733,000
					USE VALUE: 733,000 / 733,000
					ASSESSED: 733,000 / 733,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NENOPOULOS ANDREA
Owner 2:	
Owner 3:	
Street 1:	30 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NENOPOULOS ANTHONY C/ETAL -
Owner 2:	NENOPOULOS ANDREA M -
Street 1:	30 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,542 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1919, having primarily Vinyl Exterior and 1148 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5542.000	260,600	3,400	469,000	733,000
Total Card	0.127	260,600	3,400	469,000	733,000
Total Parcel	0.127	260,600	3,400	469,000	733,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 638.50 | /Parcel: 638.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86169
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!10438!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,600	3400	5,542.	469,000	733,000	733,000	Year End Roll	12/18/2019
2019	101	FV	225,300	3400	5,542.	439,700	668,400	668,400	Year End Roll	1/3/2019
2018	101	FV	225,300	3400	5,542.	363,500	592,200	592,200	Year End Roll	12/20/2017
2017	101	FV	225,300	3400	5,542.	334,200	562,900	562,900	Year End Roll	1/3/2017
2016	101	FV	225,300	3400	5,542.	304,900	533,600	533,600	Year End	1/4/2016
2015	101	FV	198,400	3400	5,542.	299,000	500,800	500,800	Year End Roll	12/11/2014
2014	101	FV	198,400	3400	5,542.	277,900	479,700	479,700	Year End Roll	12/16/2013
2013	101	FV	198,400	3400	5,542.	264,400	466,200	466,200		12/13/2012

PRINT

Date	Time
12/11/20	00:44:31

LAST REV

Date	Time
05/22/18	10:18:07

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NENOPOULOS ANTH	35700-148		6/15/2002	Family	1	No	No		
SWARTZ WILLIAM	26541-284		7/31/1996		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
12/21/2008	Measured	163	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Entry Denied	256	PATRIOT
11/9/1999	Measured	256	PATRIOT
8/1/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5542		Sq. Ft.	Site		0	80.	1.06	9									469,008						469,000	

Total AC/HA: 0.12723 | Total SF/SM: 5542 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 469,008 | Spl Credit | Total: 469,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.33618474
Const Adj.:	0.99989998
Adj $ / SQ:	120.245
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320193
Depreciation:	59556
Depreciated Total:	260637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

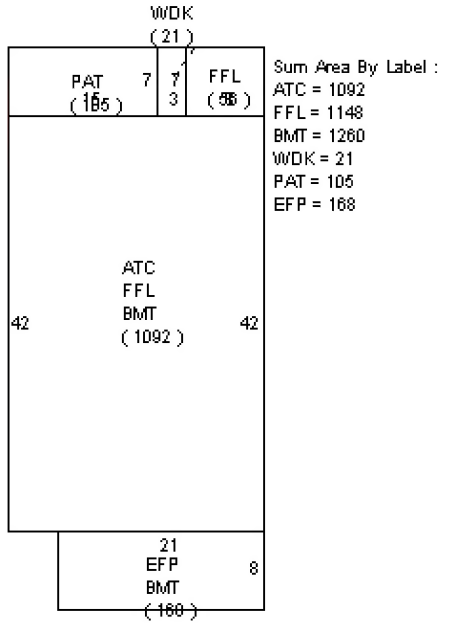
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.24
Special Features:	0	Val/Su Net:	84.50
Final Total:	260600	Val/Su SzAd	170.30

SKETCH



Sum Area By Label :
ATC = 1092
FFL = 1148
BMT = 1260
WDK = 21
PAT = 105
EFP = 168

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	36.070	45,452
FFL	First Floor	1,148	120.240	138,041
ATC	Attic	382	120.240	45,957
EFP	Enclos Porch	168	43.430	7,296
PAT	Patio	105	5.820	611
WDK	Deck	21	16.000	336

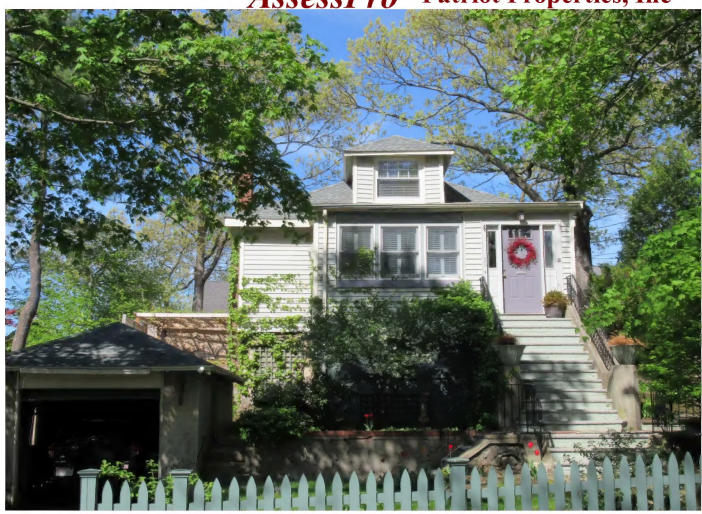
Net Sketched Area:	3,084			Total:	237,693
Size Ad	1530.1999	Gross Are	3794	FinArea	1148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400